

MINUTES OF THE
THOMASVILLE BOARD OF PLANNING AND ADJUSTMENT
MEETING - APRIL 28, 2015

The regular April meeting of the Thomasville Board of Planning and Adjustment was called to order at 5:30 P.M. in the Thomasville City Council Chambers with a quorum present.

Members present were: Mr. Carl Shatley, Chairperson; Mr. Oran Jefferies, Vice-Chairperson; Mrs. Judy Smith; Mr. Wayne Brumley; Ms. Jane Hill; and Mrs. Jeannette Shepherd

Members absent were: None

Alternate member present was: None

Staff present were: Mr. Chuck George, Planning and Zoning Administrator; Mrs. Rhonda Bowers, Recording Secretary; and Mr. Paul Mitchell, City Attorney

City Council Liaison present: None

Business taken up was as follows:

- 1) Call to Order and Establishment of Quorum

The meeting was called to order by Chairperson Shatley, who declared a quorum to be present.

- 2) Approval of Minutes of March 31, 2015 Regular Meeting

Upon a motion by Mr. Jefferies and a second by Mr. Brumley, the minutes of the March 31, 2015 Regular Meeting were approved.

- 3) Request for Rezoning – (Z-15-07)
Applicant: Aldo Di Puerto
Owner: The Three Musketeers, Inc.
Location: Carmalt Street Tax ID# 16-112-0-002-0007
Existing Zoning: M-1 Light Industrial
Proposed Zoning: R-8 Medium Density Residential

Chairperson Shatley opened the discussion with a description of the request. He asked if there was anyone who wished to speak in favor of this rezoning request.

Mr. Randall Shuler, real estate agent and contractor for the owners of this property, said the surrounding property is R-8. If the rezoning is approved, the owner plans to build a multi-family structure. Kayby Mills had previously rezoned the property from R-8 to M-1 for use as a parking lot.

Chairperson Shatley asked whether the concrete parking lot was fenced in completely.

Mr. Shuler said yes it is and it is still a vacant lot. He said all the zoning around this property is R-8 and actually the property behind it is multi-family use now.

Ms. Hill asked how many apartments had been planned to be built on this property.

Mr. Shuler said with the square footage it would be up to 8 units.

Chairperson Shatley asked if there was anyone else who wished to speak in favor of this request and there was none. He then asked if there was anyone who wished to speak against this request.

Ms. Lena Rockett, property owner at 208 Wagstaff Street for 62 years, said the vacant parking lot joined her property on two sides. The fence comes up by her property from Carmalt Street and then goes across the back of the property off of Wagstaff Street. The house next to the creek is her house. Her house is also directly behind the paved parking lot. She said the lot originally had 3 houses on it but they were all demolished to build the parking lot. There are 10 apartments on two sides of her already. She said she doesn't want 8 apartments behind her which will make a lot of people jammed into one little area. She asked if the proposed apartments are going to be one or two stories.

Mr. Chuck George said there have been no plans submitted at this time.

Mr. Shuler said the proposed apartments would be one story and they will be leaving the fence up just like it is now.

Ms. Rockett said she had asked Mr. Shuler if they would like to buy her property also.

Mr. George said the number of apartments is determined by the square footage of the lot. No traffic or impact study had been done in the area by NC DOT.

Ms. Hill asked if there are any buffer requirements.

Mr. George said there are no buffer requirements when you have the same residential zoning against each other.

Mr. Shuler said they had to get through with the rezoning request first before designing construction plans.

Mr. Jefferies asked what would be the use of the land if the rezoning did not get approved.

Mr. Shuler said the property would remain as a vacant piece of property.

Mrs. Shepherd asked what condition the fence was in at this time.

Mr. Shuler said it is in great shape with chain link fencing 8 ft. high and wired across the top.

Mr. Shatley asked if the fire department would allow the fence to stay.

Mr. George said that once plans are submitted for review the determination would be made by the planning, fire, engineering and utility departments.

Ms. Rockett said there is a flood plain on that property.

Mr. George said the engineering department would determine flood plain regulations during the technical review process.

Attorney Mitchell said that the flood plain would have no effect on the rezoning request but would be a factor in determining what kind of structure could be placed on the property. The owner could not get financing if the flood plain is bad enough.

Mr. George said the board is voting for all the proposed uses in an R-8 zoning and they cannot limit it to just this one use.

Chairperson Shatley said that Ms. Rockett still has the opportunity to go before the City Council and express her concerns.

There was no one else in the audience to speak, so Chairperson Shatley closed the public hearing and asked if there was a motion from the board members on the rezoning request.

Upon a motion by Mr. Jefferies and a second by Mr. Brumley, the board voted 6 - 0 to recommend that City Council approve the rezoning request.

4) Other Business

There being no further business, the meeting was adjourned.

Respectfully submitted,

Chuck George, Secretary
Board of Planning and Adjustment
City of Thomasville

Rhonda Bowers, Recording Secretary
Board of Planning and Adjustment
City of Thomasville